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MR. T. J. RYAN - INDPL3.

St. Louis Park

Mr. H. L. Finch

February 9, 1971

CITY PLANNING MEETING FEBRUARY 3, 1971

A notice was received from the City of St. Louis Park informing us that the City of St. Louis Park's Planning Commission would be meeting Wednesday, February 3, 1971 for the purpose of including on the official map of the City of St. Louis Park certain land areas that might be used for public use. It was noted in the letter of transmittal from the City dated January 29, 1971 the use of the word future development and for future public use.

Mr. Boyer, Mr. Keprios and I attended the 8:00 P.M. meeting of the Planning Commission in the City Hall. Very few people (general public absent) were in attendance at the Planning Commission meeting. The Planning Commission did not officially open their meeting since they did not have a quorum present to accept the minutes of the last meeting, etc.. The chair-woman did say, however, that they would proceed with answering questions from the people who were interested, as it was not necessary to have a quorum present for this question session. There were six people occupying the council tables that I recognized as Planning Commission members.

The Planning Commission chair-woman asked if there was anybody interested in Auditor Sub-Division 281 and we responded in the affirmative.

The Director of Planning, Mr. William L. Thibault, explained the need for acquiring the area in Sub-Division 281 as a connecting link between public properties. He referred to the Oak Hill Park to the west of the plant, the library to the east of the plant and further east, as shown on Map 2, the public land occupied by the high school and playground. There was still an area between the library and the high school, Section 206 that was not included to be acquired at this time because of some apparent difficulties involved. The Planning Commission seemed to have in its mind that some of the area of Section 206 (possibly just a corridor) would be set aside at some future time.

It was explained that setting up the land involved for future public use served as notice on the owners that improvements to this land must be taken before the council if the owner was to receive any compensation for the improvements when the City acquired the land. The procedure, for example, to erect a building would be to notify the council of your intentions to erect a building in accordance with the code and zoning ordinances. The council could give you the permission to erect this building. At the time

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of the acquisition of the property the owner would then be compensated for the building. If the council did not give you permission to erect the building they would have to arrange for the purchase of the property within six months after your request.

The question was asked concerning what rights the owner was deprived of by the City's placing the proposed acquisition of land on an official city map. The Commission felt that no rights were being deprived but the placing on a city map was an instrument of the City to serve notice of the City's intention to purchase the property.

The question was asked concerning the restricted opportunity of the owner to sell the property. The reply indicated that the City Planning Commission felt that no restrictions were being placed on the sale of the property. He attempted to point out to the City Planning Commission that our feeling was that their notice of possible purchase would reduce opportunities for sale.

The question was asked concerning the terminology long range plan and when the City would have to commit themselves to the purchase of the property. The reply was to the effect that there was no time limit set and that the area to be acquired could remain on the official map as a possible acquisition for ten or twenty years or longer.

The question was asked of the Planning Commission why such a large linkage area was necessary in proportion to the areas to be joined. The question was answered only by stating that the Oak Hill Park was thirteen acres and that the library occupied a certain area and the high school occupied a certain area giving a total of sixty some acres, which I believe included the acreage of the plant. Their estimate of the acreage of the plant site to be acquired was twenty four against our 25.44 acres.

I have the thought that the north area of the plant property is being set out for City purchase for reasons other than a linkage of public properties. The Planning Commission was able to accept a small area in the 206 Section between the high school area and the library.

During the explanation of the areas to be acquired and placed on the official map, the Planning Director made mention of Louisiana Avenue and pointed to the entire area of Louisiana Avenue as it went through the plant. Question was asked, then, if this meeting had the intent to place Louisiana Avenue on the official City map. The answer was that it was not the intent to place the proposed Louisiana thoroughfare on the City map, only to the extent of the 844 feet of the present proposed acquisition.

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The question was asked, with the inclusion of Louisiana Avenue, wouldn't this destroy the linkage between the library and the Oak Hill Park that was being attempted by the acquisition of the 8th feet of the north end of the property? The reply was that consideration was being given to building a walk-over from the library to that portion of the plant property that they were proposing to set aside.

The question was asked concerning the time table for the inclusion of the proposed Louisiana Avenue as it extended through the company's property.

The chair-woman responded that a meeting would be held by the Planning Commission for the purpose of considering a recommendation that Louisiana Avenue be placed on the proposed map on March 3rd or on April 7th, depending on certain information that they hoped to receive. She gathered that the information they hoped to receive had something to do with the connection to Highway 7. Most likely the Planning Commission will await the report that is to be made by Howard, Needles, Tammen and Bergendoff, the consulting engineers that have been retained to conduct the preliminary study of the extended Louisiana Avenue.

Question was asked concerning who was notified of the meeting that was being held tonight, February 3rd. The reply was that only owners of the properties to be placed on the City's official map for future purchase were notified.

Question was asked concerning who would be notified when Louisiana Avenue would come up for placement on the City's official map. Along with the question the opinion was also given that the placing of Louisiana on the official map had far more reaching implications to the general city. The chair-woman agreed that the public may be interested, but explained the Commission's lack of funds for public notification on an individual basis. She thought an announcement in the paper might be arranged and asked us how we would suggest they proceed. Since public notification may not be desirable a reply of no comment was offered.

In summary, it appears that the City can decide that their future needs may include certain properties that are privately owned. The City then through certain actions can have this property included on their official map of proposed city development. The action of placing land on the official City map would serve notice to any persons interested in developing the property that the City may acquire this land at any time they so deem desirable. It also can

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serve as an instrument in City political manipulations as the City does not have to purchase the land.

Our attendance at the meeting verified in my mind the necessity for the the strong response recommended by Mr. Reiersgard. A copy of the response having been forwarded to you at an earlier date.

Please find attached a copy of the City of St. Louis Park Ordinance Number 1101. This Ordinance was given by the chair-woman of the Planning Commission.

Yours very truly,

H. L. Finch

HLP:ge

cc: Mr. T. E. Reiersgard, Attorney
Mr. R. J. Doyle - Indpls.
Mr. L. W. Moyer - Indpls.

Attachment

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